

# SPRAGUE FIELD MASTER PLAN

## Section 1.0 – Background and Master Plan Objectives

Sprague Field in Wellesley, Massachusetts is a centrally located recreational facility that provides athletic venues for a host of high school, middle school, youth sport, and recreational uses. The facilities at Sprague are overused, and they are inadequate to meet the current demand for playing field capacity. Additionally, many of the fields are in poor condition and present safety issues. In particular, the two rectangular fields closest to the Sprague Elementary School have been the subject of detailed investigations and a consent order from the Massachusetts Department of Environmental Protection (DEP) related to mitigation of exposed waste materials that remain from historic filling at the site.

Gale Associates, Inc. (Gale) was engaged in the fall of 2007 to assist the Town of Wellesley, Massachusetts (the Town) with the development of a master plan for the redevelopment of Sprague Field and to design a suitable cap over the area adjacent to the Sprague Elementary School that is subject to a DEP consent order. The resultant Sprague Field Master Plan (the Master Plan) is intended to achieve the mission of the Sprague Field Task Force (the SFTF) which is as follows:

The SFTF will recommend to School Committee one or more plans for the Town to approve at the 2008 Annual Town Meeting to solve the remediation of Sprague Field, with a consensus from constituency groups, which optimize the use of the athletic fields at the Sprague Field complex.

In completing this planning effort, Gale has:

- Completed a review of available geotechnical information;
- Completed a review of existing environmental data;
- Completed an evaluation of existing facilities; and
- Completed a series of meetings with the SFTF to assess requirements and priorities and redevelopment strategies.

The Master Plan provides:

- A schematic level layout for the Sprague Field reorganization;
- A phasing plan to be used if private fundraising fails to achieve targets;
- An assessment of the permitting effort; and
- An estimate of the construction cost for each phase.

## **Section 2.0 – Site Description**

Sprague Field is made up of 25.75 acres of open space area located between the Sprague Elementary School and Wellesley Middle School. The site is an irregularly shaped parcel that, in addition to the Sprague Elementary School, is bordered by residential properties on Stearns and Francis Road to the north, residential properties along Donizetti Road to the east, residential properties along Hill Top Road, Pine Tree Road and the Linden Square Townhouses to the south and residential properties along Oak Street to the west. The site location is shown in the aerial image and USGS map, which is included as Enclosure 1.

## **Section 3.0 – Assessment of Existing Facilities**

Gale assessed the field facilities for serviceability, code compliance, and handicapped accessibility, compliance with National Federation High School (NFHS) and Massachusetts Interscholastic Athletic Association (MIAA) standards, safety, and remaining useful life.

### **3.1 Site Entrance and General Accessibility**

The main entrance to the park is located off of the Sprague Elementary School parking areas. The main entrance directs visitors to a driveway and turnaround area which has a limited amount of parking spaces. This driveway also provides drop off and turnaround space as well as access for town vehicles utilizing the garage. One parking area is the lot associated with the Sprague Elementary School, which provides approximately 119 spaces. A second parking lot is on the east side of the site near the Middle School. This parking lot provides approximately 96 spaces.

The Sprague Elementary School parking lot is in generally good condition. The parking lot has catch basins located with-in the limit of pavement that collects run-off during rain events. The stormwater is then directed into the Town's storm drain system.

There is an existing paved driveway that leads from the paved area adjacent to garage to the Middle School parking lot. Portions of this path provide an ADA compliant path through the site however, there are areas, that are too steep and not in compliance with ADA standards.

### **3.2 Existing Rectangular Fields**

The site is utilized differently during the spring and fall sports seasons. During July and August, all fields are used by Town operated camps and Department of Health approved/Recreation Department permitted private camps. Special arrangements with the School Department are made to use the bathrooms and gyms in both the Elementary School and the Middle School. The site is utilized with four rectangular multi-use fields in the Fall which are used for football, soccer, field hockey, and lacrosse. In the spring, Sprague Field is utilized with three rectangular multi-use fields which are used for soccer and boys junior varsity and varsity lacrosse along

with one baseball and one softball/tee ball field. In the spring and the fall, portions of larger fields are used for “small-sided” youth soccer fields which require much smaller fields. Eighth Grade football practices are held at Sprague Field, but High School Varsity football is not played at the site.

The rectangular fields range in condition from adequate to poor.

### **3.3 Existing Baseball and Softball Fields**

Presently at the site there is one ninety (90') foot baseball diamond, located adjacent to the garage and three smaller diamonds located on the upper field near the middle school.

The baseball field is in adequate condition, and its infield is in good condition. The smaller diamond in the North corner of the upper field is in adequate condition and it does not have a skinned infield. In addition, soccer and field hockey are played on the outfield areas. The smaller diamond in the South corner of the upper field (adjacent to the tennis courts), used for WMS PE and youth baseball practice and camps, is in poor condition and does not have a skinned infield. The smaller diamond in the East corner of the upper field is in adequate condition, does not have a backstop, and does not have a skinned infield.

### **3.4 Site Lighting**

There is no athletic field lighting within the site. The only lighting are streetlights along the driveway near the School up to the maintenance garage.

### **3.5 Tennis Courts**

There are four tennis courts present at the Sprague Field. The courts are available for use by the general public, WMS PE and the WMS tennis programs. The courts do not have lighting for use at night. The courts are in good shape but have less than ideal orientation.

### **3.6 Support Facilities**

**3.6.1 Bathrooms.** There are no designated bathroom facilities available within close proximity to the playing fields. There are no options, other than portable toilets (i.e., Port-a-Potties) currently provided by Youth Soccer. During sporting activities people have been observed utilizing public areas, behind buildings and trees, rather than utilizing the portable toilets.

**3.6.2 Concession Building.** There is not presently a concessions building on the site.

**3.6.3 Storage Building.** There is a small storage shed located on the site. The shed is used for School Athletic Department and physical education use. It is undersized to be able to provide storage for recreation department storage or other user groups.

**3.6.4 Maintenance Garage.** There is a garage building on the site that is utilized by the School Department and Department of Public Works maintenance staff. The building provides storage and operational space. The building is not used for any recreational uses.

**3.6.5 Press Box.** There are no press box facilities on the site.

## **Section 4.0 – Master Planning Design Program (Functional Requirements, Goals and Priorities)**

The SFTF compiled the following outline of the Master Plan program elements:

### **4.1 Field Demand Analysis**

Presently, Sprague Field supports (a) a significant portion of the activity for town youth sports, (b) Middle School Physical Education (P.E.) classes, (c) Middle School athletics, (d) some High School athletics, (e) Recreation Department programs, (f) many outdoor activities of the Sprague School, including before-and-after-school play, recess, PE, nature walks, fall and spring picnics, and WCCC after-school play, and (g) passive recreation such as walking, bike-riding, kite-flying, sledding, cross-country skiing, dog walking, and jogging.

The fields at the Sprague Field complex experience the bulk of their use in the spring and the fall with the orientation and striping of the fields modified to support the varying demands between spring and fall, but they are also used regularly during summer months.

### **4.2 Multi-Purpose Athletic Fields**

The fall and spring season have different field requirements. The peak demand for multi-purpose rectangular fields occurs in the fall. The planning/design program of multi-purpose rectangular fields generally includes:

- Five, full-sized, high quality multi-purpose rectangular fields should be integrated into the facility, during the fall season for middle school and freshman football, middle school and freshman soccer, middle school field hockey, and youth soccer.
- Field 1, adjacent to Sprague School, should be constructed as natural turf fields.

- Field 2 and Field 3 should be constructed as synthetic turf fields. Given the concerns over the use of recycled SBR tire crumb, the SFTF also recommends that the infill material selected should be a high quality TPE in-fill product. The synthetic field carpet should be made of polyethylene. Both fields should have tufted white field lines for soccer. Field 2 should have tufted markers to guide painting the boys lacrosse lines. Field 3 should have tufted markers to guide painting the girls lacrosse and field hockey lines.
- Synthetic turf fields to be included in the program should be installed by a reputable and qualified supplier/contractor/installer with an effective under-drainage system. One of the synthetic turf fields should be of sufficient length for football. The synthetic turf field selected for Sprague Field will be chosen with the highest degree of concern for the health and safety of all users and for the protection of the surrounding environment.
- The natural turf fields should be constructed with a coarse grained, free draining root zone with adequate under-drainage, be fully irrigated, and include a premium athletic turf grass cultivar.

#### **4.3 Baseball and Softball Diamonds**

The Town of Wellesley has an overall shortage of full size, 90-foot baseball diamonds. The planning/design program of ball field diamonds generally includes:

- The construction/improvement of two high quality ninety (90') foot baseball diamonds with under-drainage, proper orientation (to the extent practicable), and geometry compliance for MIAA competition.
- The construction of one high quality sixty (60') foot softball diamond with under-drainage, fully-skinned infield, proper orientation (to the extent practicable), and geometry compliance for MIAA competition.
- Ball fields should include backstops, bench-area fencing, and beam clay infields.

#### **4.4 Spectator Seating**

The planning/design program of spectator seating facilities generally includes:

- Maintenance of existing portable stands.
- No new spectator seating is proposed for Sprague Field.

#### **4.5 Concession, Storage and Bathroom Facilities**

The planning/design program of concessions, storage and bathroom facilities generally includes:

- The addition of a Field House adjacent to the existing garage building.
- The Field House will include storage, restroom facilities, and concessions, all developed to support the activities at Sprague Field.
- Field House program requirements will be developed in the fall of 2008.
- The building will allow for on-site storage that may support the multiple user groups that utilize the facility.
- The bathroom building shall contain multiple bathroom fixtures for both the men's and women's facilities.
- The existing garage and the existing storage shed will be repainted to generally improve the aesthetics of these existing structures.

#### **4.6 Other Site Features**

Other Sprague Field planning and design program elements include:

- The alignment of the Sprague Field entrance off of the Sprague School parking lot will be modified to support the addition of a new Softball Field.
- The existing Sprague Field entrance will be improved to provide handicap parking in close proximity to the fields, to improve the drop-off area at Sprague Field and to improve the Sprague School drop-off line.
- Modifying the drop-off lane will cause relocation of Sprague's current 'Kindergarten Meadow,' a move that had already been under consideration as a component of the review of the Nature Walk curriculum. The Kindergarten Meadow supports Sprague's Nature Walk curriculum for grades K through 3. An improved Kindergarten Meadow will be relocated behind the maintenance garage. The Kindergarten Meadow will be enhanced for wheelchair accessibility.
- An analysis of Sprague Elementary School showed that recess has been considered problematic for several years. While Sprague has the largest enrollment of any elementary school in town, it has by far the least square footage devoted to play structures. As a result the children have many fewer "features" around which to structure their play. A new playground area, approximately 4,700 sq. ft. in size with expansion space as shown in Enclosure 2, will be constructed adjacent to Sprague School, designed for the 8 to 11 year old age group. The area will be prepared as part of the field improvements, but the playground equipment will be funded by Sprague School PTO.

## **Section 5.0 – Site Investigation Results**

### **5.1 Base Plan Development**

In order to facilitate the Master Planning of the proposed athletic field renovation, Gale prepared an Existing Conditions Base Plan (Enclosure 3). This plan was a compilation of on-the-ground survey by Aaberg Associates and information available from the Town of Wellesley's GIS Department.

### **5.2 Geotechnical Investigation Results**

According to the USDA Soil Conservation Maps, the site contains soils classified as Merrimac-Urban Land Complex. These soils tend to be very deep and excessively drained. Soil mapped this way typically contains 45 percent Merrimac soil, 40 percent urban land and 15 percent of other soils. Merrimac soils are a sandy loam. The urban land consists of areas where the original soil has been covered with impervious surfaces such as asphalt, concrete or buildings. In many places the underlying soil has been covered by fill from adjacent areas, which is true of Sprague Field.

In addition, Gale conducted an extensive subsurface investigation related to the assessment of the land filled material on-site. Based on the information obtained during the subsurface investigation, the depth and thickness of the land filled material was estimated. For the purposes of this summary, land filled material is defined as fill with evidence of solid waste (i.e., glass, metal, wood, etc.).

For the eastern and southeastern portion of the site, the land filled material is estimated to be approximately three to five feet thick beginning at a depth of 4-8 feet below the ground surface.

For the west and southwestern portion of the site, adjacent to the Sprague Elementary School, the land filled material is estimated to be approximately three to seven feet thick beginning at approximately 0.5-4 feet below grade and ending at approximately 4-8 feet below grade.

The redevelopment of the site must take into account the depth of the land filled material below the surface to limit the possibility of debris and undesirable materials in potential areas of construction.

### **5.3 Wetlands Determination**

There are no wetland resources areas on the site.

### **5.4 Assessment of Potential Site Contamination**



A detailed site investigation was conducted related to the historic land filling that was conducted at the site.

## **5.5 Floodplain**

Based on existing floodplain maps, the site does not lie within a 100- or 500- year floodplain.

## **Section 6.0 – Schematic Design Summary**

Given the design program discussed above, and the completed site evaluation, Gale prepared multiple project layout alternatives to accomplish the planning program goals. These alternative layouts, with associated advantages and disadvantages, along with some basic cost data, were presented to the SFTF at various working sessions. The SFTF provided guidance and the resultant redevelopment layouts gained group consensus as the best and highest use of the available space to meet the Town's current and future needs for athletic space at this location. The resultant schematic design is presented in the Master Plan graphic at Enclosure 2.

### **6.1 Multi-Use Rectangular Fields**

The proposed layout provides for five (5) full size multi-use rectangular fields. Two of the five fields, Field 2 and Field 3, are dedicated multi-use fields and are not shared with any other field (i.e. baseball or softball field). As a result, these two fields are the logical candidates to make use of synthetic turf. Field 1 (210'x330') is located adjacent to the Sprague School. A portion of this field is located in the outfield of the proposed softball field. Field 4 (210'x340') is located in the outfield of the existing 90' baseball diamond. Field 5 (200'x320') is located in the outfield of the proposed 90' baseball diamond. This field is the smallest of the five proposed fields but was sized to, at a minimum, accommodate field hockey and youth soccer. Each of the fields was laid out to include, at a minimum, a 10-foot safety zone. All fields were sized in accordance with NFHS standards. For synthetic fields, white tufted lines for soccer should be included as well as tufted markers on Field 2 for boys lacrosse and tufted markers on Field 3 for girls lacrosse and field hockey.

### **6.2 Full Size (90-Foot) Diamond**

The Master Plan provides for two natural turf full-size ball fields. One of the two fields will utilize the existing diamond. The second field will be located in the upper field area. The outfield of both diamonds will be utilized by rectangle fields. The layout of the existing diamond will not change and will receive only minor improvements; however the outfield will be completely renovated as part of the work associated with rectangular Field 4. The new baseball field will be completely new construction including, but not limited to, an engineered root zone, irrigation, and under drainage. The outfield will be shared with a rectangular field but the infield

would not be part of another field and would be sodded originally. The base path will be a beam clay material. It will feature a new backstop with bench-area fencing. It will have a near optimal orientation and a foul pole distance of 310' and a center field distance of more than 360'.

### **6.3 Softball (60-Foot) Diamond**

The Master Plan provides for a new natural turf softball field. The softball field will be located adjacent to the Sprague School and will share its outfield with rectangular Field 1. The new softball field will be completely new construction including, but not limited to, an engineered root zone, irrigation, and under drainage and a fully skinned beam clay infield. It will feature a backstop and bench-area fencing.

### **6.4 Field House**

A structure to accommodate restrooms, storage, and concessions will be constructed adjacent to the existing centrally located garage. The development of the detailed program required by the Permanent Building Committee (PBC), will begin in the Fall of 2008. Responsibility for the completion of the Field House will pass to the PBC upon acceptance by that committee of a detailed program for the building.

Aesthetics improvements including repainting of the existing garage and storage shed near the tennis courts are planned.

As part of the building improvements, the soil stockpile located behind the building will be removed, properly disposed or reused and the area will be restored to original grade.

### **6.5 Site and Athletic Lighting**

No athletic lighting is proposed for Sprague Field.

Minor lighting improvements may be made, for site safety and security. In general, these improvements are anticipated to be limited to wall pack lights around the concessions, toilet, and storage building will provide central area lighting and security.

### **6.6 Hardscape Courts**

The existing tennis courts, given their present condition, will remain unchanged.

### **6.7 Parking and Emergency Vehicle Access**

SFTF determined that additional parking was not appropriate, with the exception of two new handicapped parking spaces.

Sprague Field is a designated Wellesley Med-Evac landing zone for the route 9 area. Emergency vehicles will continue to have access to the site via three locations: (a) the Sprague School entrance, (b) the Middle School parking lot, and (c) the end of Francis Road. A twelve foot wide roadway as described in section 6.8 is proposed to ensure that emergency vehicles have requisite access to the field landing areas.

## **6.8 Walking Paths and Pedestrian Movement**

With the exception of (a) a twelve foot wide plowable roadway that leads from the garage through the center of the site (connecting to Francis Rd and the Highland Rd. access point) and up to the Middle School parking lot and (b) a handicapped access path from the elementary school turn around to Field 2, there are no other sidewalks or formal walking paths proposed.

## **6.9 Spectator Seating**

No new spectator seating is proposed at the site.

## **6.10 Trash Receptacles**

Additional trash receptacles will be placed on the site as part of the Sprague Field renovation. These additional receptacles will support the use of the site and serve to limit instances of loose and wind blown trash and debris at site.

## **6.11 Scoring**

No scoreboards are proposed.

## **6.12 Temporary Structures**

Any temporary fences, stands or scoreboards shall be erected only for limited periods of time.

## **6.13 Temporary Goal Post**

A temporary goal post shall be located on Field 2 near the abutting neighbors property line. The goal post will be removed at the end of the Fall athletic season.

## **6.14 Playground**

A new playground area, approximately 4,700 sq. ft. in size with expansion space as shown in Enclosure 2, will be constructed adjacent to Sprague School. The area will be prepared as part of the field improvements, but the playground equipment will be funded by Sprague School PTO.

### **6.15 Kindergarten Meadow**

An improved Kindergarten Meadow will be relocated behind the maintenance garage. The Kindergarten Meadow will be enhanced for wheelchair accessibility.

## **Section 7.0 – Project Schedule and Phasing**

There are primarily three considerations when formulating a phasing plan for the implementation of a Master Plan: Operational Requirements (the need to keep some facilities in play), Priority of Need, and Fiscal Constraints. In addition, the Sprague Field is burdened with compliance with the DEP consent order to complete mitigation of Fields 1 and 2 by June 2009.

The preference of the SFTF would be to complete the construction of the full scope of the field portion of the Sprague Field Master Plan in the summer of 2008. This approach would put two synthetic turf fields back in use in the fall of 2008 and put the natural grass sod fields back in use in spring of 2009.

If Town Meeting approves the Master Plan in spring of 2008, but private fundraising targets are not achieved before construction commences in June of 2008, the Master plan can be implemented in phases according to funding availability as follows:

If private fund-raising fails achieve its target by May 2008 by approximately \$250,000, then the Field House can be deferred until the funds are raised. No program for the Field House will be submitted to PBC until adequate funds are raised.

If private fundraising fails to achieve its target by May of 2008 by *an additional amount* of approximately \$500,000 (or a total of approximately \$750,000), then the Field 5 and Baseball Diamond 2 area can be deferred until the funds are raised. For purposes of the public bid documents, this area will be referred to as Bid Alternate 2.

If private fundraising fails to achieve its target by May of 2008 by *an additional amount* of approximately \$250,000 (or a total of approximately \$1,000,000), then the Field 4 and Baseball Diamond 1 area can be deferred until the funds are raised. For purposes of the public bid documents, this area will be referred to as Bid Alternate 1.

In order to ensure a resolution of the remediation issue, the SFTF proposes that School Committee be prepared to present multiple motions at the 2008 Annual Town Meeting. Such motions could include a Partial Master Plan option to allow for a phased implementation of the Master Plan if private fundraising fails to achieve its target by May 2008 or a Basic Remediation Plan if Town Meeting does not support all or part of the Master Plan.

## Section 7.0 – Proposed Town Meeting Motions and Estimated Costs

The SFTF recommends construction of the full scope of the field portion of the Master Plan (approximately \$3,750,000) during the summer of 2008 and delivery of a program for the Field House to PBC in the fall of 2008. The ability to commence construction on the field portion of the Master Plan is contingent upon Town Meeting approval of appropriation to the Department of Public Works of (i) the general Town funds (2/3<sup>rd</sup>s majority vote), (ii) the CPC funds (majority vote), and (iii) the private donations (majority vote). It is also contingent upon the availability of the required private funds on or before the date that a contract is awarded to a general contractor (expected early May 2008). In the event that the Master Plan is not approved, for any reason, the School Committee will bring back-up motions to seek Town Meeting approval for a Partial Master Plan. In the event that the Partial Master Plan is not approved, for any reason, the School Committee will bring back-up motions to seek Town Meeting approval for a Basic Remediation Plan.

The estimated cost of the Master Plan is approximately \$4,000,000. Detailed corresponding cost estimates are included as Enclosure 4. The proposed sources of funding for the Master Plan, the Partial Master Plan, and the Basic Remediation Plan are as follows:

### 7.1 Master Plan (full funding)

Town borrowing within levy limit	\$700,000
CPA funds	\$1,500,000
Private donations (fields)	\$1,550,000
<u>Private donations (Field House)</u>	<u>\$250,000</u>
<b>Total project</b>	<b>\$4,000,000</b>

### 7.2 Partial Master Plan (threshold funding)

Town borrowing within levy limit	\$700,000
CPA funds	\$1,500,000
<u>Private donations (fields)</u>	<u>\$700,000</u>
<b>Threshold funding level</b>	<b>\$2,900,000</b>
Private donations needed to complete Master Plan	\$1,100,000

### 7.3 Basic Remediation Plan

Town borrowing within the levy limit	\$300,000
<u>CPA funding</u>	<u>\$700,000</u>
<b>Total project</b>	<b>\$1,000,000</b>

### 7.4 Private Fundraising

A group of citizens will lead the private fundraising. This group is authorized to have discussions regarding naming rights for all or some of the individual fields at the Sprague Field complex in connection with the private fundraising efforts.

Consistent with the direction being recommended by the Town's Naming Rights Committee, private fundraisers understand that naming rights for the entire complex, if any, only would be granted by Town Meeting, and naming rights for any field within the complex would only be granted by the School Committee.

## **Section 8.0- Maintenance**

The synthetic turf fields would need an annual top dressing program along with weekly grooming using a specialized tractor attachment as part of the recommended maintenance program.

The natural grass fields would need a maintenance program as described below. As part of a normal program, the entire complex should be over seeded once in early May and again in September. Over seeding also can and should be performed at any point during the growing season in locations which exhibit poor growth or wear such as in goal areas, sidelines, and players' bench areas. If goalmouth areas exhibit critically poor turf conditions during the playing season, thick sod replacement should be considered as an alternative to over seeding.

Natural turf fields are presently aerated twice year and over seeded once year. The more aggressive program would seek to double these practices. Depending on the intensity of use, it can be expected that each of the Sprague field natural turf fields will need aeration to reduce compaction in accordance with the more aggressive schedule. The first operation should occur in late May, following the spring season and the second in November following the fall season. Methods of reducing compaction will vary based on the nature of the compaction. Compaction on newly established fields is generally limited to the top 2-3" and can be alleviated using hollow core or thin tine aeration methods. In season aeration is good cultural practice, and is recommended whenever feasible.

Reduced water usage resulting from the installation of the synthetic turf would be diverted to the natural turf fields during drought situations. Also, we hope the synthetic fields would allow the natural grass field next to the Sprague School to be closed during the summer months for rest and maintenance. This would help provide an improved grass surface that exists during the school year now.

In the New England area, the normal water/growing season is generally from May 1<sup>st</sup> to September 30<sup>th</sup>. Annual variations can swing this period two to three weeks or more in either direction. Athletic fields require regular watering throughout the growing season to insure a safe and attractive playing surface. However, keeping the field properly irrigated is not as simple as setting the irrigation clocks and walking away. The system must be observed, adjusted and maintained based on soil and microclimatic conditions to determine the irrigation quantity and timing needs of the turf.

How much water and how often it is applied depends on the amount of rainfall, evapotranspiration rates and the capacity of the soil profile to retain moisture. Irrigation should be applied evenly throughout the growing season to augment rainfall and can take

place at any time of the day or night. However, due to field use schedules, weather conditions and the needs of the turf, watering most often occurs during the early morning hours. Night irrigation as stated can occur, but is not recommended as it creates greater potential for the occurrence of fungal turf diseases.

## **Section 9.0 – Usage Recommendations**

It is beyond the scope of the Master Plan to *determine* athletic scheduling and field usage for the Sprague Field, and the Master Plan does not attempt to do that. The SFTF, however, has decided to provide two recommendations relating to usage. Based on extensive public feedback from neighbors and users, as well as extensive discussion within the SFTF, the SFTF provides the following two recommendations.

### **9.1 Varsity High School Football**

Based on feedback from abutters and on the parking and seating limitations of Sprague Field, the SFTF recommends that the School Committee and the School Building Committee consider options other than Sprague Field for *varsity* High School football games if any such games cannot be played at the football stadium due to a High School construction project.

### **9.2 After-School Field Use**

Based on feedback from the Sprague School community about the importance of after-school play to building a strong school community and WCCC's use after-school use of the fields, and based on the need for high school and middle school athletics to make use of Sprague Field, there is a need for coordination between the Sprague Principal and the Director of Athletics to balance the competing needs. The SFTF recommends that the Director of Athletics and Sprague Elementary School Principal discuss and agree upon after-school use of the fields to accommodate the needs of athletic programs and Sprague School.

## **Section 10.0 – Conclusions and Recommendations**

As detailed herein, Fields 1 & 2 at Sprague Field require remediation, and the entire complex requires general redevelopment to gain compliance with applicable codes, to make better use of available space, and better meet the needs of the Town. The Master Plan detailed herein addresses these requirements and results in an arrangement of fields and facilities that will provide fully accessible, code compliant, geometry compliant, safe and efficient athletic and recreation infrastructure that will better enable the Town to meet its growing requirements.

The resultant synthetic turf fields will be safe and extremely durable. They will provide an all-weather surface that will allow for significantly more use and will take the burden off other fields within the park. They will drain freely and require only limited maintenance (with no need for water, fertilizer, pesticides, lime, aeration, top dressing, plowing, etc.),

allowing for the diversion of maintenance resources to other fields. The SFTF has developed a plan (and the Playing Fields Task Force has approved the plan) to help fund the synthetic turf replacement costs by allocating \$5 of every user fee to a synthetic turf replacement fund.

The proposed natural turf fields, as planned, will provide a well constructed sand base root zone with proper drainage and irrigation. With the construction of the synthetic turf fields, the natural turf fields may be able to benefit from slightly more rest, providing opportunity for the Town personnel to maintain the natural turf.

The Master Plan provides a detailed schematic layout, project budget and phasing plan, that will provide a roadmap for the Town to achieve the intended Master Plan redevelopment.